

**PROPERTY AND RIGHT-OF-WAY COMMITTEE MEETING
THURSDAY, FEBRUARY 21, 2008 – 10:00 AM
CITY HALL, 8TH FLOOR
COMMISSION CONFERENCE ROOM**

BOARD MEMBERS PRESENT

Peter Partington, City Engineer
Bob Dunckel, Assistant City Attorney
Tom Terrell, Public Works Maintenance Manager
Carol Ingold-Mordas, Parks & Recreation
Mark Darmanin, Utilities Distr. & Collections Manager
Anthony Fajardo, Planner III
Lindwell Bradley (for Mike Maloney)
Tony Irvine, Surveyor

STAFF AND GUESTS

Victor Volpi, Senior Real Estate Officer
Barbara Howell, WaterWorks 2011
Jamie Opperee, Recording Clerk, Prototype, Inc.

CALL TO ORDER

Mr. Partington called the meeting to order at 10:06 a.m., and stated this was a Committee with the responsibility of advising the City Manager and City Commission on matters connected with City property and public rights-of-way.

Following roll call, it was determined that a quorum was present.

ITEM ONE: **APPROVAL OF JANUARY 17, 2008 MINUTES**

Address or
General Location: 2200 N Atlantic Boulevard

Mr. Partington provided copies of a correspondence from Joe Holland regarding requested changes to the January 17, 2008 minutes. The following changes were approved:

- Page 3, Item Three, Paragraph 2, the word “porthole” should read “portal.”
- Mr. Holland requested his credentials be listed following his name. The Committee agreed to add “PE” following his name under the heading Staff and Guests.
- Page 4, last paragraph, replace, “... and they should be compensated for the street vacation” with “... as compensation for the street vacation.”

- Page 4, last paragraph, add “Mr. Holland emphasized the precedence of the Palms project regarding compensation that the City had arranged during the vacation of N. Atlantic Blvd. by providing the public board walk as ADA and bike, et cetera access to the City beach park frontage on the private property side of the east property line.”

Mr. Holland requested comments by Mr. Terrell on Page 7, Paragraph 5, be revised to more accurately reflect Mr. Terrell's reasoning. Mr. Terrell felt the minutes accurately reflected his statement at the January meeting, so no change was approved.

Mr. Holland also requested the handout “Irelands Inn Properties – Street Vacation Request” provided at the January 17, 2008 meeting be read into the minutes. Mr. Dunkel expressed concern over every photograph, exhibit, etc., becoming a part of future meeting minutes. As other residents had also provided collateral documents, the Committee agreed no change to the minutes would be made.

Mr. Volpi provided an email from Ella Parker, requesting the following addition to Page 7, following Paragraph 3:

- “Ella Parker, Planning and Zoning, stated that in general Planning does not promote right-of-way vacations due to the importance of maintaining the street grid for better circulation, light and air provisions, etc. Recognizing that this is a technical review, the proposal will be reviewed and evaluated as part of the overall site plan after submittal to DRC and as it moves forward through the review process and public hearings.”

The Committee agreed to add Ms. Parker's statement to the minutes.

Motion made by Mr. Darmanin, seconded by Ms. Ingold-Mordas, to approve the minutes of the January 17, 2007 meeting with the approved changes.

Mr. Volpi also noted Ms. Parker was not listed as an attendee for the January meeting.

Motion amended by Mr. Darmanin, seconded by Ms. Ingold-Mordas, to approve the minutes of the January 17, 2007 meeting with the approved changes, and to add Ella Parker, Planner III to the list of Board Members present. In a voice vote, the motion passed unanimously.

ITEM TWO:

STAGING PERMIT/APPLICATION

Address or

General Location: 101 SW 26 Avenue

Mr. Volpi read this item into the record stating that the applicant was requesting a positive recommendation to use the property located at 101 SW 26th Avenue as a staging area from January 14, 2008 to November 9, 2008 for a WaterWorks 2011 project.

Ms. Barbara Howell, a representative from the WaterWorks 2011 project, noted the requested area is adjoining a previously approved staging area at the corner of Broward.

Mr. Terrell asked if the existing staging area was being increased. Ms. Howell explained the application is under separate contract, and would be just south of the existing property. In response to questions by Mr. Irvine, Ms. Howell explained the project would have its own signage and fencing, and was under contract with a different contractor than the existing staging area.

Mr. Partington referred to a handout provided Ms. Howell showing traffic flow for SW 2nd Street, and asked about the advisability of routing traffic through a residential area. Ms. Howell stated the traffic was already being routed through the area due to existing construction in the area. Ms. Howell felt the route was better than forcing traffic to Broward. Mr. Partington advised the contractors should be instructed to route their deliveries along 2nd.

Mr. Terrell asked if the traffic plan for the previous lot had also included 2nd Street. Ms. Howell was unsure of the details of the previous traffic plan.

Mr. Irvine noted the southbound traffic was coming from 27th Avenue to an uncontrolled intersection, and then making a turn onto 2nd into the lot. Ms. Howell stated the flow was deliberate to eliminate U-turns on 26th for large trucks. The proposed traffic plan allowed for two options for large trucks and trailers.

Mr. Terrell noted the Board the traffic leaving the area could not go west or north without circling the block. Mr. Partington suggested the plan left as submitted to avoid the need to make a U-turn on Broward.

Motion made by Mr. Irvine, seconded by Mr. Darmanin, to approve the staging permit as submitted. In a voice vote, the motion passed unanimously.

ITEM THREE

STAGING PERMIT

Address or

General Location: 3000 E Oakland Park Boulevard

Mr. Volpi introduced this item stating that WaterWorks 2011 was requesting a positive recommendation from the Committee to use the property located at 3000 E. Oakland Park Boulevard as a staging area from November 2, 2007 to November 26, 2008, for a WaterWorks 2011 project.

Ms. Howell provided handouts showing the traffic flow in the proposed area. Mr. Partington asked for information regarding the site current. Ms. Howell stated there is nothing currently on the site, as the building previously located on the site had been demolished. Current property locations and traffic flow patterns were briefly discussed.

Mr. Partington asked about outreach to the local residents. Ms. Howell provided notices given out to the neighborhood associations. Mr. Dunckel asked if the property could be accessed by the perimeter road. Ms. Howell was unclear on the hindrances, but provided information from the project manager stating the contractor should use the main road instead of the perimeter road. Ms. Howell stated the only things being stored on the site are pipes and stockpiled dirt.

Mr. Volpi noted he lived two blocks from the proposed area, and agreed the only way to use the area for staging would be to use the main road, as using the perimeter would be very disruptive to the local businesses.

In response to Mr. Terrell and Mr. Partington regarding a river crossing and water lines 30th Place, Ms. Howell confirmed a river crossing was included in the plan. Mr. Darmanin asked if the intent was to set up the drilling rig and receiving pit in the staging area. Mr. Volpi stated he was unaware of an easement on the property to allow for water lines, or something on the other side to accept it. Mr. Partington expressed concern with an extensive construction project creating heavy truck traffic on the main road.

Mr. Irvine explained the project would consist of two phases, and did not feel the two would interfere with each other.

Mr. Bradley expressed concern regarding potential resident complaints with the noise of pumps, trucks, and construction noise. Ms. Howell stated she was unable to address the noise issue as there would be construction noise at the site, but did not feel the staging area would be adding to the noise. Mr. Partington asked if the project would be working within the hours covered by the City's noise ordinance. Ms. Howell confirmed the site plan included the noise ordinance, and changes to the plan would have to be brought before the City Engineer. Mr. Irvine concurred, and added the staging would have zero impact on the noise, and may actually help the noise situation due to decreased pipe delivery to the area.

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Motion made by Mr. Darmanin, seconded by Mr. Irvine, to approve as presented. In a voice vote, the motion passed unanimously.

There being no further business to come before the Committee the meeting adjourned at 10:49 a.m.

[Minutes prepared by K. Bierbaum, Prototype, Inc.]